

# Muscoy Community Plan

Draft Community Plan  
May 2005  
(last updated 05-05-05)





### **Acknowledgements**

The following individuals contributed to the preparation of the  
Muscoy Community Plan

#### **Board of Supervisors**

Bill Postmus, First District Supervisor, Chairperson  
Paul Biane, Second District Supervisor, Vice Chairperson  
Dennis Hansberger, Third District Supervisor  
Gary Ovitt, Fourth District Supervisor  
Josie Gonzales, Fifth District Supervisor

#### **Planning Commissioners**

Edward Laning, First District  
Michael Cramer, Second District  
Theresa Kwappenberg, Third District  
Mark Dowling, Fourth District, Chairperson  
Audrey Matthews, Fifth District

#### **GPAC**

Jean Stanton, Retired, Bloomington  
Chuck Bell, Land Use Consultant, Lucerne Valley (former member)  
Ted Dutton, School Consultant, Rancho Cucamonga (former member)  
Scott Frier, COO KJC Operating Co., Helendale  
Michael Kreeger, Insurance Broker, Chino Hills  
Bob Malins, Retired/Rotary, Chino (former member)  
Jornal K. Miller, Teacher/Muscoy MAC, Muscoy  
Kathy Murphy, Realtor, Fawnskin  
Mark Nuaimi, Mayor of Fontana, Fontana  
Ruben Nunez, Grounds Superintendent, Rialto  
Marvin Shaw, General Mgr. LACSD, Lake Arrowhead  
Doug Shumway, Environmental Manager, Apple Valley  
Eric Swanson, Internet Service Provider, Hesperia  
John Wilson, Real Estate Broker, Crestline (former member)  
Ken Morrison, General Contractor, Yucca Valley  
Mark Bulot, Geologist, Redlands  
Matt Jordan, Real Estate Executive, Redlands  
Ken Anderson, Hardware Store Owner, Phelan

#### **Community Plan Committee**

Linda Thacker  
Ken Kreutz  
Richard Brooks  
John Scudder  
Rev. Gloria Dickey  
Ignacio Gomez

### **County Staff**

Michael E Hays, AICP, Director  
Randy Scott, AICP, Advance Planning Division Chief  
Jim Squire, AICP, Senior Planner  
Dave Prusch, AICP, Senior Associate Planner  
Carrie Hyke, AICP, Senior Associate Planner  
Ron Matyas, Senior Associate Planner  
Matt Slowik, MURP, REHS, Senior Associate Planner

### **Consultants to the County**

#### **URS Corporation**

Frank Wein, DPDS, FAICP, Project Manager	Veronica Seyde, Senior Scientist
Jeff Rice, AICP, Assistant Project Manager	Tom Herzog, Senior Biologist
Brian Smith, AICP, Environmental Manager	Bryon Bass, Senior Archaeologist
Kavita Mehta, Urban and Environmental Planner	Paul Nguyen, Senior Air Quality Scientist
Cynthia Wilson, Environmental Planner	Chris Goetz, Senior Project Geologist
Mari Piantka, Senior Planner	Jerry Zimmerle, Principal Engineer
Michael Greene, INCE Bd. Cert., Senior Project Scientist	Joe Devoy, GIS Specialist
Joseph Czech, Senior Project Engineer	Matt Eimers, GIS Analyst
Jun Wang, Senior Water Resources Engineer	Wendy Lamont, Word Processor
Cynthia Gabaldon, Senior Engineer	Wayne Lim, Senior Graphic Designer

#### **Hogle-Ireland, INC**

Paul Ireland, Partner  
Mike Thiele, AICP, Principal  
Kimiko Lizardi, Project Manager

#### **Jacobson and Wack**

Bruce Jacobson

#### **RBF Consulting**

Ron Pflugrath, AICP, Director of Planning and Design

#### **Stanley R. Hoffman Associates, Inc.**

Stanley R. Hoffman, FAICP, President  
Debbie L. Lawrence, AICP, Project Manager  
Bravishwar Mallavarapu, Planner

#### **ISMS, Inc.**

Doug Mende, Vice President

#### **Economics And Politics, Inc.**

John Husing, Vice President

#### **Meyer, Mohaddes Associates**

Viggen Davidian, P.E, Project Manager  
Matthew Simons, T.E., Senior Transportation Engineer  
Adolfo Ozaeta, Project Engineer  
Yim Tse, Graphics Technician

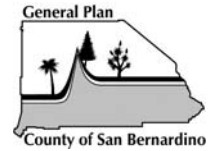
#### **Psomas**

Dan McCroskey, PLS  
Duane Haselfeld  
Sergio Sanchez

**Moore, Iacofano & Goltzman (MIG)**

Pat McLaughlin, Office Manager  
Sam Gennawey, Project Manager (Former Employee)  
Esmeralda Garcia, Project Associate

## TABLE OF CONTENTS



# TABLE OF CONTENTS

<b>1 INTRODUCTION</b>	7
<b>M1.1 PURPOSE OF THE COMMUNITY PLAN</b>	7
<b>M1.2 COMMUNITY BACKGROUND</b>	7
<b>M1.2.1 LOCATION</b>	7
<b>M1.2.2 HISTORY</b>	7
<b>M1.2.3 DESCRIPTION OF THE PLAN AREA</b>	11
<b>M1.3 COMMUNITY CHARACTER</b>	11
<b>M1.3.1 ISSUES AND CONCERNS</b>	11
<b>M1.3.2 COMMUNITY PRIORITIES</b>	11
<b>2 LAND USE</b>	13
<b>M2.1 INTRODUCTION</b>	13
<b>M2.2 GOALS AND POLICIES</b>	19
<b>3 CIRCULATION AND INFRASTRUCTURE</b>	21
<b>M 3.1 INTRODUCTION</b>	21
<b>M3.2 CIRCULATION – INTRODUCTION</b>	21
<b>M3.3 GOALS AND POLICIES - CIRCULATION</b>	26
<b>M3.4 INFRASTRUCTURE – INTRODUCTION</b>	27
<b>M3.5 GOALS AND POLICIES – INFRASTRUCTURE</b>	33
<b>4 HOUSING</b>	35
<b>5 NOISE</b>	37
<b>6 OPEN SPACE</b>	39
<b>M6.1 INTRODUCTION</b>	39
<b>M6.2 GOALS AND POLICIES</b>	39
<b>7 CONSERVATION</b>	41
<b>8 SAFETY</b>	43
<b>M8.1 INTRODUCTION</b>	43
<b>M8.2 GOALS AND POLICIES – SAFETY</b>	49
<b>9 ECONOMIC DEVELOPMENT</b>	51
<b>M9.1 INTRODUCTION</b>	51
<b>M9.2 GOALS AND POLICIES</b>	51
<b>10 UNIQUE DEVELOPMENT STANDARDS</b>	53
<b>M10.1 REFERENCE</b>	53

### List of Figures

<b>FIGURE 1-1, VICINITY/REGIONAL CONTEXT MAP</b>	9
<b>FIGURE 2-1, LAND USE POLICY MAP</b>	15
<b>FIGURE 3-1, CIRCULATION MAP</b>	23
<b>FIGURE 3-2, WATER DISTRICTS MAP</b>	31
<b>FIGURE 8-1, FIRE DISTRICTS MAP</b>	45
<b>FIGURE 8-2, FIRE STATIONS MAP</b>	47

### List of Tables

<b>TABLE 1: DISTRIBUTION OF GENERAL PLAN LAND USE DISTRICTS</b>	17
<b>TABLE 2: LAND USE POLICY MAP MAXIMUM POTENTIAL BUILD-OUT</b>	18
<b>TABLE 3: POPULATION, HOUSEHOLDS AND EMPLOYMENT PROJECTION 2000-2030</b>	19
<b>TABLE 4: EXISTING AND FUTURE ROADWAY OPERATING CONDITIONS</b>	25
<b>TABLE 5: CMP FACILITY LEVELS OF SERVICE</b>	26
<b>TABLE 6. SUPPLY AND POLICY INFORMATION OF WATER SERVICE PROVIDERS</b>	28
<b>TABLE 7: FIRE STATIONS</b>	43

## TABLE OF CONTENTS

---

[This page intentionally left blank]

# 1 INTRODUCTION

## M1.1 PURPOSE OF THE COMMUNITY PLAN

The primary purpose of the Muscoy Community Plan is to guide the future use and development of land within the Muscoy Community Plan area in a manner that preserves the character and independent identity of the community. By setting goals and policies for the Muscoy Community that are distinct from those applied countywide, the Community Plan outlines how the County of San Bernardino will manage and address the growth while retaining the attributes that make Muscoy unique.

Community plans focus on a particular region or community within the overall General Plan area of a jurisdiction. As an integral part of the overall General Plan, a community plan must be consistent with the General Plan. To facilitate consistency, the Muscoy Community Plan builds upon the goals and policies of each element of the General Plan. However, to avoid repetition, those goals and policies which are defined within the overall General Plan that adequately address the conditions of the community will not be repeated in this or other community plans. Instead, the policies that are included within the community plan should be regarded as refinements of broader General Plan goals and policies that have been customized to meet the specific needs or unique circumstances raised by the individual communities.

## M1.2 COMMUNITY BACKGROUND

### M1.2.1 LOCATION

The community of Muscoy includes approximately 3 square miles of unincorporated area directly abutting the City of San Bernardino. The City of San Bernardino surrounds the plan area on the north, east and south. The Muscoy Community Plan area is within the sphere of influence of the City of San Bernardino. The plan area is separated from the City of Rialto on the west by a railroad line, the Lytle Creek Wash and the Cajon Creek Wash. Cajon Boulevard (also known as Historic Route 66) runs along the eastern boundary of the plan area and further east is Interstate 215. Interstate 210 borders the community on the south. Railroad lines border the community on both the east and west boundaries. Muscoy is located approximately three (3) miles southwest of the San Bernardino National Forest boundary (See Figure 1-1, Vicinity/Regional Context Map).

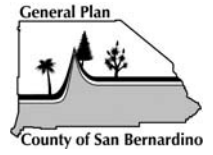
### M1.2.2 HISTORY

Muscoy was developed in the mid 1920's as a community designed to accommodate family agricultural enterprises. Roads and water service were developed to serve the one to ten acre parcels. Vineyards, orchards and various field crops were planted and cultivated. After World War II, population growth accelerated and the area began a transition from agricultural use to a more suburban residential character. During the 1950's and 1960's, Route 66, which connected California with the states of Nevada and Arizona, made the San Bernardino area a popular stop during road trips. This resulted in more shops opening up to serve the needs of travelers, and more people establishing permanent residence around the Muscoy area.

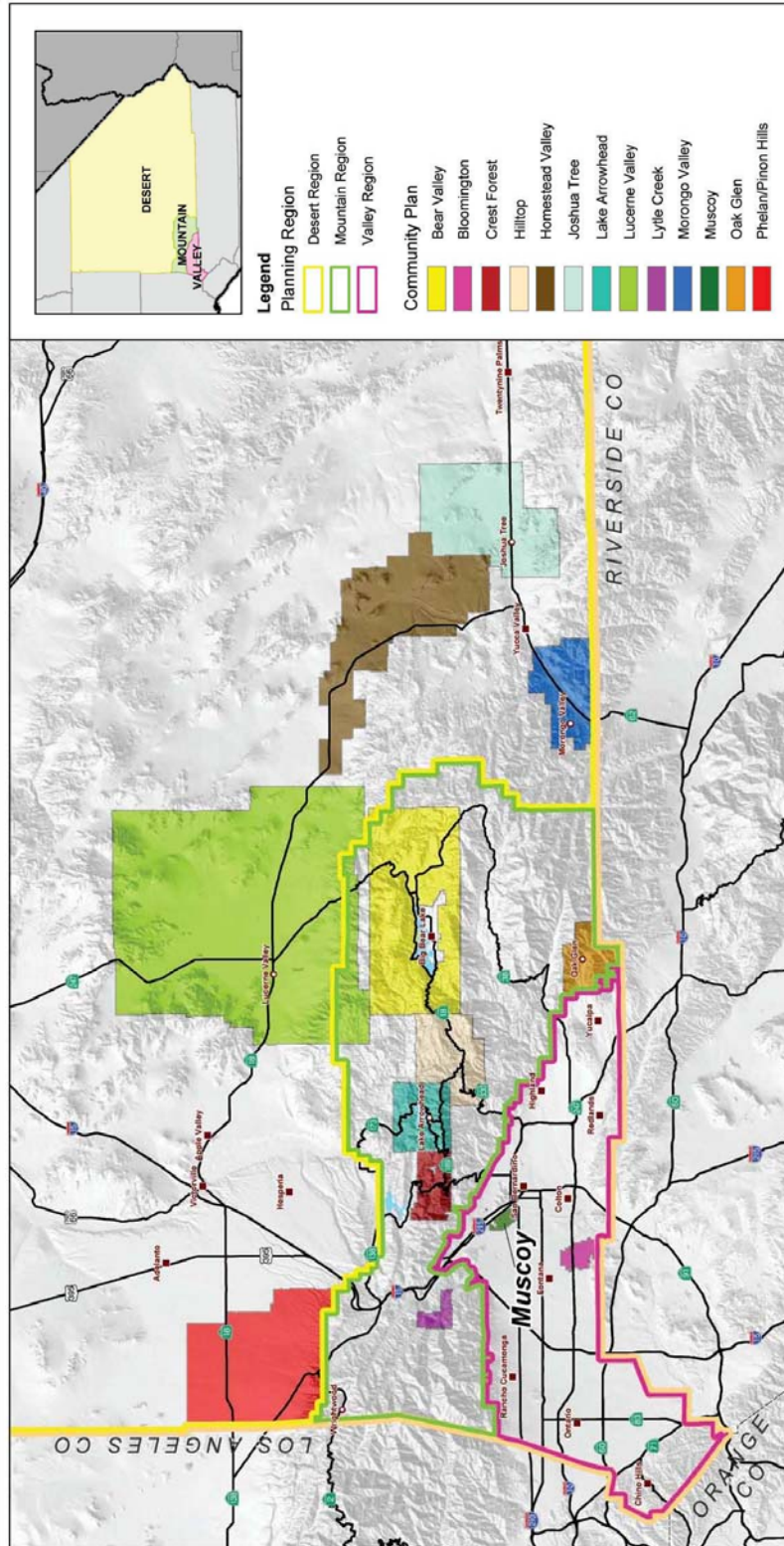
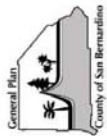
[This page intentionally left blank]



# INTRODUCTION



## MUSCOY - COMMUNITY PLAN



**FIGURE 1-1**  
**VICINITY/REGIONAL CONTEXT MAP**

[This page intentionally left blank]

## INTRODUCTION

---



### **M1.2.3 DESCRIPTION OF THE PLAN AREA**

The community is at an elevation of approximately 1,385 feet above sea level. The terrain is predominately flat, with small hills in a localized area near First Avenue and Duffy Street. The Cable Creek channel divides the most northerly portion of Muscoy from the rest of the community. The northerly portion can only be accessed from Cajon Boulevard via unpaved Fifth Street. By far the predominate land use in Muscoy is single-family residential on large lots.

Temperatures are at their lowest in December and January, when the average low is approximately 39 degrees Fahrenheit. The warmest months are July and August, with highs in the 90s and low 100s.

The California State University of San Bernardino and the San Bernardino National Forest are both located within three (3) miles of the plan area.

### **M1.3 COMMUNITY CHARACTER**

Muscoy residents enjoy a quiet, affordable, low density rural lifestyle. The community consists primarily of large lots with animal raising uses and vegetable gardening still common in the area. The proximity of the plan area to a major freeway and to adjacent urban cities makes Muscoy attractive to commuters who desire to live in a more rural environment.

#### **M1.3.1 ISSUES AND CONCERNS**

Several issues set Muscoy apart from other Valley communities suggesting that different strategies for future growth may be appropriate. Among these are: (a) threats to quality of life and (b) preservation of community character.

##### **A. Threats To Quality Of Life**

There is tremendous pressure toward urbanization in the plan area due to the proximity to more built-up, incorporated cities and overall growth pressures facing the entire San Bernardino Valley region. Muscoy residents feel that these growth pressures threaten the quality of life that they enjoy as a more rural area.

##### **B. Preservation of Community Character**

Muscoy residents have expressed a desire to remain rural. The ability to maintain animal raising uses is important to the residents of Muscoy. The residents' desire is that future development will be carefully managed to ensure compatibility with the rural character of their community.

#### **M1.3.2 COMMUNITY PRIORITIES**

The community's common priority that has influenced the goals and policies included within this Community Plan is community character.

### COMMUNITY CHARACTER

The Muscoy Community Plan area will continue to experience growth as adjacent cities and the region continue to develop. As the plan area develops, it will be important to ensure that rural features of the area are preserved, while accommodating reasonable and appropriate growth in a manner that results in quality development compatible with the desired character of the community. Relating to community character, the public has identified the following priorities to be reflected and addressed in the Community Plan:

- A. Protect and preserve the rural character of the community by maintaining primarily low-density residential development and commercial development that serves the needs of local residents.
- B. Key features of the rural lifestyle that should be maintained are agricultural and animal raising opportunities and an equestrian friendly environment.
- C. Provide adequate infrastructure commensurate with meeting the community needs.

## 2 LAND USE

### M2.1 INTRODUCTION

The purpose of the land use element is to provide goals and policies that address the unique land use issues of the Community Plan area that are not included in the Countywide General Plan. Land use policies contribute fundamentally to the character and form of a community. With the continuing growth that the more urbanized Valley Region of the County is experiencing, recognition of the plan area's rural residential character is important to current residents. While there is an interest in maintaining the rural character of Muscoy, regional transportation linkages such as the extension of State Route 210 and the planned State Street interchange will result in future growth that must be addressed in this community plan.

The purpose of the Land Use Policy Map is to provide a guide for orderly growth that will respect the character of the community. The Muscoy Land Use Policy Map, Figure 2-1, depicts the geographic distribution of land use districts within the community plan.

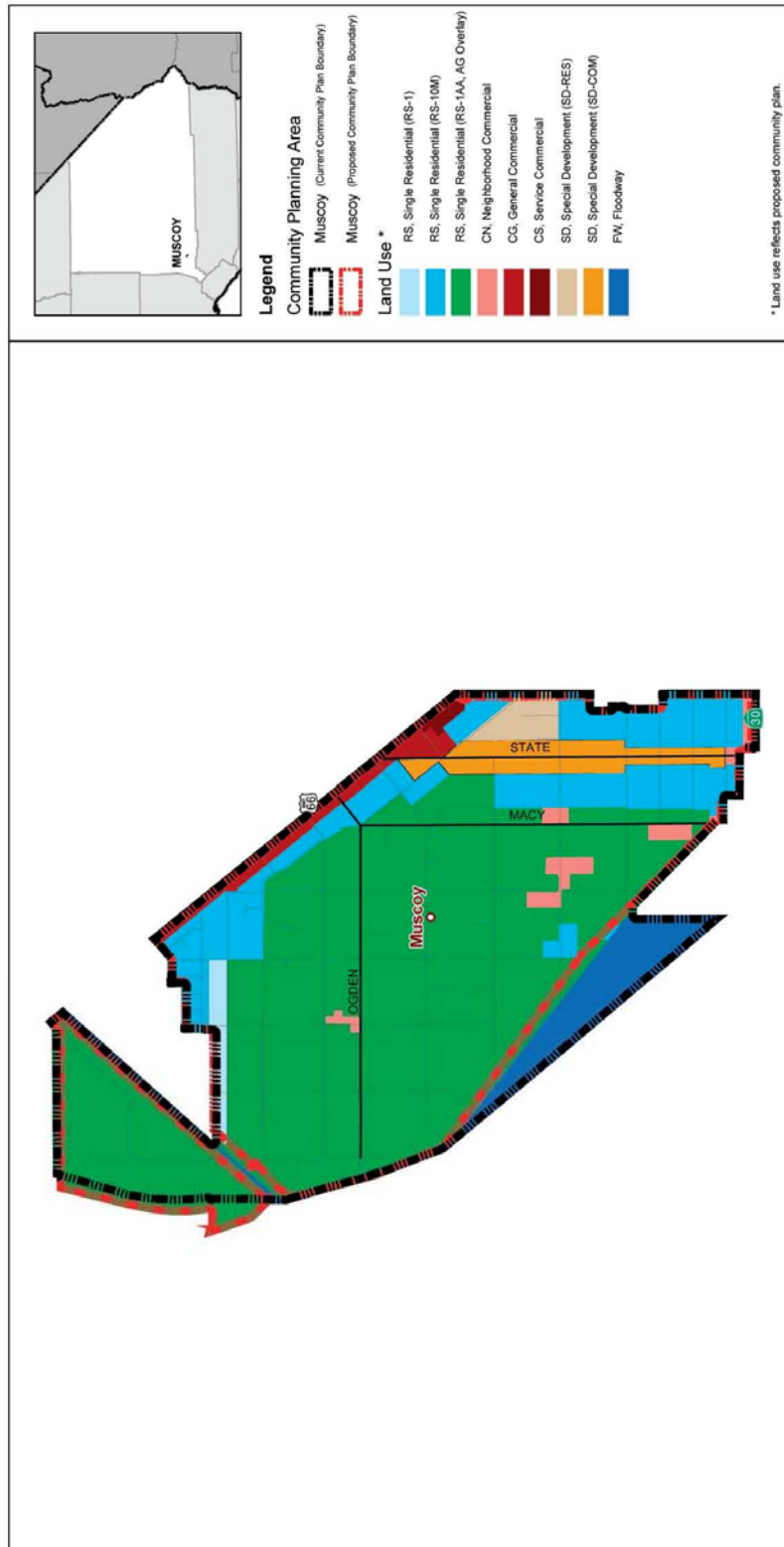
Table 1 provides the general plan land use distribution for the Muscoy Community plan area. As shown in Table 1, the majority of land within the Muscoy Community Plan is for residential use. In fact, approximately 83 percent (1,580.75 acres) of the total land area within the Plan area is designated Single-Residential (RS), with the majority designated as one-acre minimum lot size (RS-1). The second most prominent land use designation within the plan area is Floodway (FW), which makes up approximately 6.2% or 118.77 acres of the land, followed by Special Development Commercial (SD COM), which makes up 3.92% or 74.92 acres of the land area. The Muscoy plan area also contains General Commercial (CG), Neighborhood Commercial (CN), and Service Commercial (CS) land use districts, however these land use districts only make up a small percentage of the total plan area. The General and Service Commercial land use areas are centrally located along Cajon Boulevard, while the Neighborhood Commercial areas are dispersed throughout the plan area in locations north of Ogden Street, on the west and east sides of Macy Street, and on the east and west sides of Duffy Street.

The significant new feature in this community plan is the use of the Special Development (SD) district to ensure quality development in the areas considered most likely to attract development. The SD zoning encourages a comprehensive approach to project design and requires that amenities and architectural quality be incorporated into new developments.

[This page intentionally left blank]

# LAND USE

## MUSCOY - COMMUNITY PLAN



Source: County of San Bernardino, 2001 National Geographic TOPOI

0.5 0.25 0 0.5 Miles



City Street  
Community Highway/Freeway  
Major Road

**FIGURE 2-1  
LAND USE POLICY MAP**

[This page intentionally left blank]



**Table 1: Distribution of General Plan Land Use Districts**

Land Use	Area (Acres)	(%) Of Total Land Area
Single Residential-1 (RS-1)	26.74	1.40%
Single Residential-10m (RS-10m)	301.03	15.74%
Single Residential-1, increased animal density (RS-1)	1,252.98	65.51%
Neighborhood Commercial (CN)	40.80	2.13%
General Commercial (CG)	58.30	3.05%
Service Commercial (CS)	10.41	0.54%
Special Development Commercial (SD COM)	74.92	3.92%
Special Development Residential (SD RES)	28.82	1.51%
Floodway (FW)	118.77	6.21%
Total Land Area Within Community Plan Boundary	1,912.77	100%
Source: URS Corporation		

**A. Community Character (Land Use Issues/Concerns)**

During public meetings held by the County, residents in the Muscoy community expressed concerns regarding the impact of growth on the character of the community. The rural character of the Muscoy community is defined by the area's existing low density single family residences on 10,000 square feet to one-acre parcels with vegetable gardens, neighborhood oriented crops and animal raising uses still common in the area. Input gathered from residents of Muscoy suggests that the primary land use concern is that the rural character of the area be preserved by maintaining the predominance of single family residential uses on large lot sizes, small scale crop fields and animal raising opportunities, unique standards for development and ensuring land uses are compatible with the desired character of the area.

In order to effectively manage future growth, commercial areas have been consolidated along State Street in the Special Development district. The SD zoning will allow a comprehensive look at proposed development so that the appearance of strip commercial or piecemeal small commercial uses can be minimized.

Table 2 provides the Land Use Policy Map Maximum Potential Build-out for the Muscoy Community Plan area. This build-out scenario provides the maximum build-out potential of the Community Plan area based on the Land Use Policy Map. Table 2 does not account for constraints to the maximum build-out potential.

Table 2: Land Use Policy Map Maximum Potential Build-Out

Land Use Designation	Land Use Policy Map Maximum Potential Build-Out		
	Area (Acres)	Density	Maximum Land Use Policy Map Build-Out
		D.U. Per Acre	D.U.'s
Single Residential-1 (RS-1)	26.74	1.0	26.74
Single Residential-10m (RS-10m)	301.03	4.36	1,312.49
Single Residential-1, increased animal density (RS-1)	1,252.98	1.0	1,252.98
Special Development Residential (SD RES)	28.82	4.36	125.66
<b>TOTAL RESIDENTIAL</b>	<b>1,609.57</b>	<b>-</b>	<b>2,718</b>
		<b>FAR<sup>1</sup>[to be completed]</b>	<b>SQUARE FEET<sup>2</sup> [to be completed]</b>
Neighborhood Commercial (CN)	40.80		
General Commercial (CG)	58.30		
Service Commercial (CS)	10.41		
Special Development Commercial (SD COM)	74.92		
Floodway	118.77		
<b>TOTAL NON-RESIDENTIAL</b>	<b>303.20</b>		
Source: Stanley R. Hoffman Associates, Inc. and URS Corp.			
Notes:			
(1) Floor Area Ratio (FAR) is a measure of development intensity. FAR is defined as the gross floor area of a building permitted on a site divided by the total area of the lot. For instance, a one-story building that covers an entire lot has an FAR of 1. Similarly, a one-story building that covers 1/2 of a lot has an FAR of 0.5.			
(2) The total square feet for the non-residential land use designations was calculated by multiplying the area (acres) by the FAR and then converting the total acres to square feet. 43,560 square feet = 1 acre			

Table 3 outlines the projected growth in the Muscoy Community Plan area over the period 2000-2030 and compares that growth to the maximum potential build-out shown in Table 2. Table 3 includes population, households and employment projections based on the Land Use Policy Map Maximum Potential Build-out and a General Plan Alternative A projection. The Maximum Land Use Policy Map Maximum Potential Build-out is a capacity analysis (with no specific build-out time frame) based on the County's Land Use Policy Map and density policies. General Plan Alternative A provides current projections of population, households and employment from 2000 to 2030 based on an analysis of historic and expected growth trends.

The comparison of the 2000-2030 projections to the maximum potential build-out provides a method for testing the projected growth against ultimate build-out. The projection and maximum potential build-out can be used to assess land use policies, existing infrastructure capacity and the need for additional infrastructure particularly for roads, water and sewer facilities.

The General Plan Alternative A projection is based on the assumption that the Muscoy plan area will continue to grow. This would provide a population of 9,201 people by the year 2030. The Maximum

## LAND USE



Land Use Policy Map Build-out assumes a maximum population of 10,138 based on the Land Use Policy Map. The number of households is projected to reach 2,091 by the year 2030. The Maximum Land Use Policy Map Build-Out assumes a maximum of 2,718 households based on the Land Use Policy Map. These numbers imply that the plan area will reach 77 and 91 percent of its potential household and population capacity by the year 2030.

**Table 3: Population, Households and Employment Projection 2000-2030**

	1990	2000	Projection 2030	Average Annual Growth Rate: 1990-2000	Average Annual Growth Rate: 2000-2030	Maximum Policy Map Build-Out	Ratio of 2030 Projection to Land Use Policy Map Build-out
<b>Population</b>							
General Plan Alternative A	7,366	9,004	<b>9,201</b>	2.0%	0.1%	<b>10,138</b>	0.91
<b>Households</b>							
General Plan Alternative A	1,998	2,051	<b>2,091</b>	0.3%	0.1%	<b>2,718</b>	0.77
	<b>1991</b>	<b>2002</b>		<b>1991-2002</b>	<b>2002-2030</b>		
<b>Employment</b>							
General Plan Alternative A	129	241	<b>245</b>	5.8%	0.1%	<b>[to be completed]</b>	<b>[to be completed]</b>

Source: Stanley R. Hoffman Associates, Inc. 2-17-05

Note: The population estimates for 1990 and 2000 were based on the U.S. Census. The employment estimates for 1991 and 2002 were based on data from the EDD (Employment Development Department).

## M2.2 GOALS AND POLICIES

### Goal M/LU 1. Retain the rural residential character of the community.

#### Policies

- M/LU 1.1 Require strict adherence to the Land Use Policy Map unless proposed changes are clearly demonstrated to be consistent with the community character.
- M/LU 1.2 In recognition of the communities' desire to preserve the rural character of the community, projects that propose to increase the density of residential land uses or provide additional commercial land use zones within the plan area should only be considered if the following findings can be made:
- That the change will be consistent with the community character. In determining consistency, the entire General Plan and all elements of the Community Plan shall be reviewed.
  - That the change is compatible with surrounding uses, and will provide for a logical transition in the plan area's development. One way to accomplish this is to incorporate planned development concepts in the design of projects proposed in the area.

- C. That the change shall not degrade the level of services provided in the area, and that there is adequate infrastructure to serve the additional development that could occur as a result of the change. Densities should not be increased unless there are existing, or assured services and infrastructure, including but not limited to water, wastewater, circulation, police, and fire, to accommodate the increased densities.

- M/LU 1.3 Support agricultural uses and animal raising activities that ensure the continuation of an important lifestyle in the Community Plan area by providing for increased animal densities and neighborhood oriented agricultural as permitted uses.
- M/LU 1.4 Retain the Single-Family Residential zoning with one acre minimum lot size (RS-1) in the majority of the community.
- M/LU 1.5 When more intensive development is proposed adjacent developed large lots, then the new development shall be required to provide adequate buffering, so that compatibility between rural residential uses and more urban uses may be maintained.

<p><b>Goal M/LU 2. Ensure that commercial development within the plan area is compatible with the existing character and meets the needs of local residents and the traveling public.</b></p>
---

- M/LU 2.1 Commercial uses and commercial zoning districts within the community shall be of small scale, as needed to provide goods and services to residents and travelers.
- M/ LU 2.2 Commercial development shall be compatible with the rural environment and shall protect the quality of residential living.
- M/LU 2.3 Cajon Boulevard and Short Street shall remain the only locations to provide higher intensity General Commercial (CG) and Service Commercial (CS) as currently exists.
- M/LU 2.4 The use of Neighborhood Commercial (CN) or Special Development –Commercial (SD-COM) shall be the primary commercial zoning districts used within the community plan boundaries on streets other than Cajon Boulevard and Short Street.
- M/LU 2.5 Commercial land use districts shall be located on heavily-traveled streets such as Highland Avenue, Cajon Boulevard, and State Street, so that traffic is minimized through residential areas.
- M/LU 2.6 More intensive and higher density uses, including regional-scale commercial uses, shall be located in proximity to existing infrastructure or regional arterial roads.
- M/LU 2.7 Control access points on State Street by requiring development blocks of no less than five (5) acres.

## **3 CIRCULATION AND INFRASTRUCTURE**

### **M 3.1 INTRODUCTION**

The quality of life and the rural character of the community are dependent on the services that are provided. Residents in Muscoy expect that services are provided at levels that meet their needs. At the same time, it is understood that acceptable levels of service should be provided in accordance with the rural character that is desired. Provisions of services in Muscoy should be commensurate with the low density development and the animal raising and agricultural lifestyle they would like to maintain. The impact of land development on services must be managed to ensure a balance between providing for population growth and maintaining the character of the community.

### **M3.2 CIRCULATION – INTRODUCTION**

#### **A. Roadway System**

One of the overriding issues expressed by residents of Muscoy is to maintain the rural character of the community. The character of the community can be significantly impacted by roads and the traffic generated from the region and the community.

The existing street system in Muscoy is characterized by a combination of state highways and major County roads. (See Figure 3-1, Circulation Map). The vast majority of trips in the plan area are made by automobile using I-215, Cajon Boulevard (also known as Route 66), and Highland Avenue (SR-30, now SR-210).

Highland Avenue is a four-lane major highway that has been designated as State Route 30 (SR-30), now referred to as SR-210. By 2007, SR-210 is scheduled to be completed through the Community Plan area, and Highland Avenue will remain as a frontage road.

Cajon Boulevard (US-66) is a major highway that consists of one travel lane in each direction and a two-way, left-turn lane. It is also designated as part of historic US-66. This facility constitutes the northeastern boundary of the community planning area and travels southeasterly to California Street.

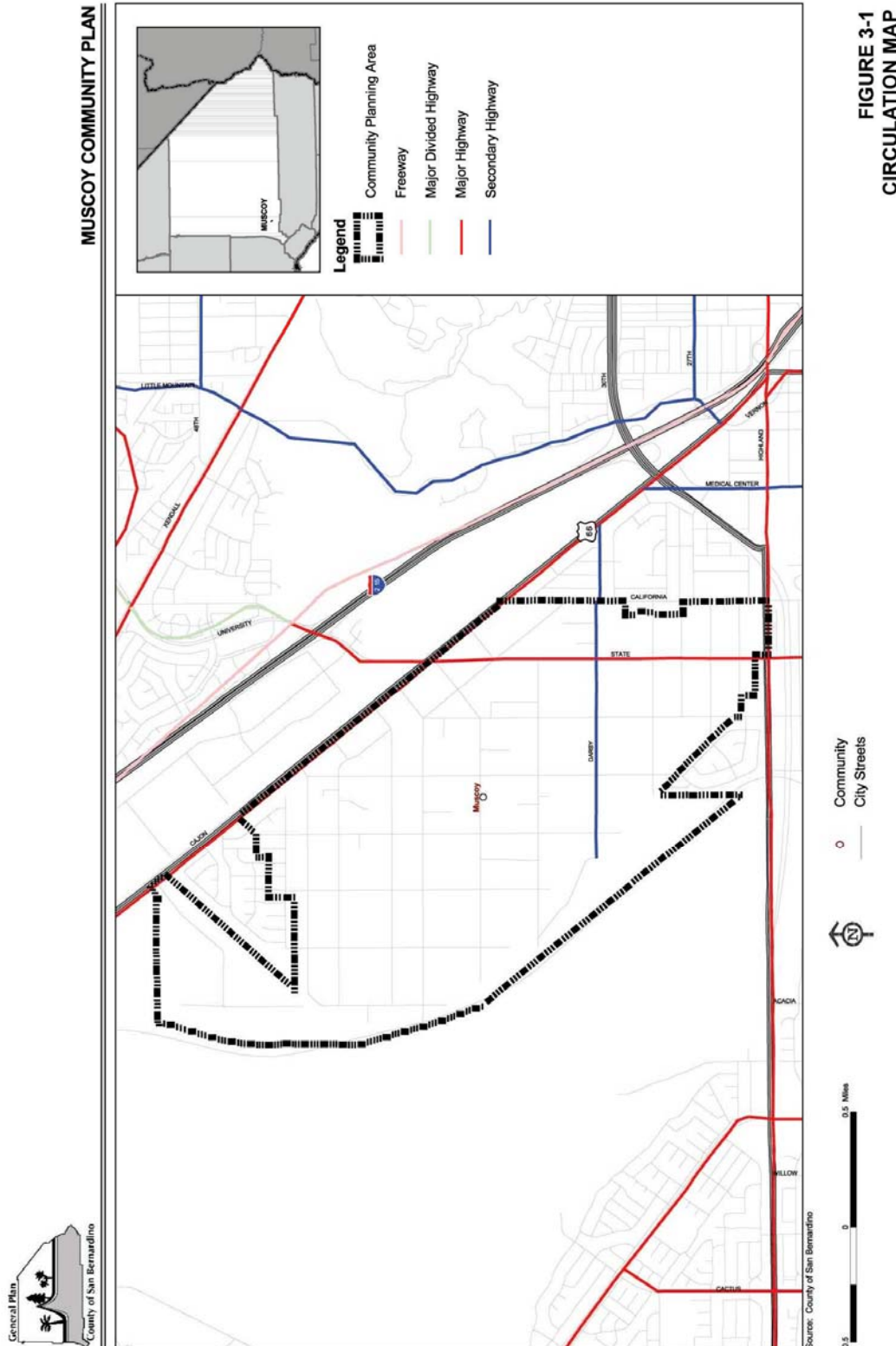
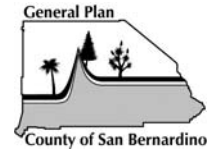
Darby Street is a two-lane secondary highway that extends east-west from June Street to California Street.

State Street is a two-lane major highway which extends north-south between Cajon Boulevard and Highland Avenue. North of Cajon Boulevard, this roadway becomes University Parkway and provides access to the California State University San Bernardino campus. University Parkway has an interchange with I-215.

During the preparation of the Community Plan, residents expressed concerns regarding the widening of State Street because it would create a cut-through route between the 210 Freeway to University Parkway and traffic is expected to increase significantly. State Street is planned to be a major arterial with 104 feet of right-of-way, and will have an interchange with SR-210.

[This page intentionally left blank]

# CIRCULATION/INFRASTRUCTURE



[This page intentionally left blank]



## CIRCULATION/INFRASTRUCTURE

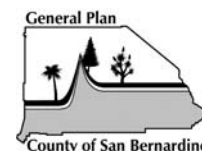


Table 4 provides the Existing 2004 and Future 2030 roadway operating conditions for major County roads and highways within the Muscoy Community Plan area. The operating conditions include: Average Daily Trips (ADT) data, Volume to Capacity (V/C) ratios and Level of Service (LOS) data. The Average Daily Trips (ADT) data was provided by the County Public Works Department. Most of the trips data was collected within the past one to two years. The Volume to Capacity (V/C) ratio was calculated using the traffic counts (or ADT) and is a standard tool for describing the typical operating conditions of a roadway. The Level of Service data is based on the V/C ratio and helps to categorize and describe the degree of congestion on the roadways.

**Table 4: Existing and Future Roadway Operating Conditions**

Major Roadways Traffic Count/ (V/C)/Level Of Service (LOS)							
Facility	Begin-End	Existing 2004 Operating Condition			Future 2030 Operating Conditions		
		ADT	V/C	LOS	ADT	V/C	LOS
Darby Street	June St – Cajon Blvd	1,800	0.157	A			
State Street	Cajon Blvd – Darby St	1,800	0.157	A			
	Darby St – Highland Ave	2,050	0.178	A			
<b>State Highways</b>							
SR-30	Riverside Ave – California St	1,950	0.170	A			
<b>Federal Highways</b>							
U.S. 66	June St – State St	1,450	0.126	A			
	State St – Mount Vernon Ave	3,950	0.343	A			

Source: Myer, Mohaddes Associates, August 2005.

According to Table 4, all roads within the Community Plan area are operating at a level of service A. A level of service A is described as low-volume, free-flow conditions with little or no delay throughout the day.

Future 2030 conditions for the Muscoy Community Plan Area indicate that major County roads and State Highways within the plan area are projected to operate at levels of service X. **[2030 projection analysis to be completed once data is received from MMA]**

Since the LOS data provided in this analysis were based on ADT volumes they represent the “average” LOS at which the facility generally operates throughout the day. When peak-hour volumes are utilized, these scores are expected to worsen, as demonstrated under the Congestion Management Program methodology shown in the following section.

### **B. Congestion Management Program**

Within San Bernardino County, San Bernardino Associated Governments (SANBAG) is designated as the Congestion Management Agency (CMA). Through this program SANBAG can monitor regional transportation facilities and catalog their daily operating levels of service in an effort to identify existing travel patterns and better plan for future transportation improvements in response to shifting travel patterns. Cajon Boulevard and Highland Avenue are roadways that have been designated as CMP facilities. As determined in the 2001 update, the operation levels of services for

these facilities are shown in Table 6. The Levels of Service (LOS) for the CMP facilities reflect a peak period measurement.

**Table 5: CMP Facility Levels of Service**

Facility	No. of Lanes	Two-Way Volume (ADT)	Peak Hour LOS (AM/PM)
<b>Arterials</b>			
Cajon Boulevard (I-215 – Highland Ave)	2	9,000	A/A
Highland Avenue (Riverside Ave – Mt. Vernon Ave)	4	30,000	NA

### M3.3 GOALS AND POLICIES - CIRCULATION

<b>Goal M/CI 1.</b>	<b>Ensure a safe and effective transportation system that provides adequate traffic movement while preserving the rural character and contributes to the quality of life of the community.</b>
---------------------	--

#### Policies

- M/CI 1.1 The County shall ensure that all new development proposals do not degrade Levels of Service (LOS) on State Routes and Major Arterials below LOS C during non-peak hours or below LOS E during peak-hours. **[countywide/regional policy] [This policy will need to be adjusted to reflect any modifications to the County's standard LOS]**
- M/CI 1.2 Retain the rural character by discouraging urban-scale improvements such as sidewalks, curbs, gutters and street lighting where the public health, safety and welfare are not endangered.
- M/CI 1.3 Street lighting shall be shielded downward and shall only be on well traveled roads and as necessary to meet the safety standards.
- M/CI 1.4 Prior to improvement of State Street to its ultimate 104 foot right of way, the Public Works Department shall study and determine if there is a need to construct cul-de-sacs on the following roadways at their intersection with State Street:
- A. Blake
  - B. Mallory
  - C. Porter
  - D. Adams
- M/CI 1.5 The County Public Works Department shall continue to work with the City of San Bernardino and SANBAG to provide needed improvements at the intersection of Cajon Boulevard, State Street, and the railroad crossing. The County shall support the construction of intersection improvements either prior to or concurrent with any improvements or roadway widening in State Street. **[The improvements have been designed but the State as of this writing has the funding on hold]**

## CIRCULATION/INFRASTRUCTURE



<b>Goal M/CI 2.</b>	<b>Ensure safe and efficient non-motorized traffic circulation within the community.</b>
---------------------	--

### Policies

- |          |  |
|----------|--|
| M/CI 2.1 | Where feasible, provide alternative modes of travel (i.e. pedestrian, bicycle, and equestrian trails) by using right-of-way not needed for road construction for bicycle, pedestrian and equestrian trails concurrent with road widening and improvements. |
| M/CI 2.2 | The County shall dedicate right-of-way for equestrian/pedestrian trails concurrent with any road widening or street improvements.  |
| M/CI 2.3 | Where feasible separate equestrian/pedestrian traffic from vehicular traffic on major roadways to protect the safety of trail users.   |
| M/CI 2.4 | Where equestrian and multi-purpose trails are established, proper signage shall be installed for safety and directional purposes.  |

## M3.4 INFRASTRUCTURE – INTRODUCTION

The provision of adequate infrastructure services is essential for maintaining the health and quality of life of a community. The availability of adequate water supplies and wastewater disposal are crucial components of supporting population growth. Residents have articulated the importance of ensuring that infrastructure improvements and facilities are compatible with the character of the plan area and natural environment.

### A. Local Water Setting

There are two local water suppliers for the Muscoy planning area (See Figure 3-2, Water Districts Map): the Muscoy Mutual Water Company and the San Bernardino City Municipal Water Department. The Muscoy Mutual Water Company is privately owned and has been in existence since 1927. It is the primary provider within the Muscoy plan area. The Water Company has approximately 2,471 shareholders, with some holding multiple shares. There are 1,524 water meters in the distribution system. The Water Company also has two reservoirs for water storage. Although there are continuing upgrades being made to this system, there are no remaining shares available for additional users. All of the water provided by this company is from local groundwater through five well sites. Four of these wells are located in the Cajon Basin and the fifth is located east of Cajon Creek.<sup>1</sup> According to the Mutual Water Company, the annual water production is approximately 687 MG (2,108 A.F.). The boundaries of the San Bernardino City Municipal Water Company do not overlap the Muscoy Mutual Water Company's boundaries.

The San Bernardino City Mutual Water Department services the northern portion of the Muscoy planning area. Although the exact number of connections in this planning area is not readily available from the Department, the City of San Bernardino Municipal Water Department delivered more than 48,392.17 acre-feet of water to their entire service area for both commercial and residential use. The Department serves an estimated population of about 140,000 residents. The Water Department produces all of their water from 47 wells located throughout the 45-square mile

---

<sup>1</sup> Correspondence with Muscoy Mutual Water Company.

service area. The Department reports that they have 90 million gallons of water storage in 30 covered reservoirs. The Department gets 100% of its water from an underground aquifer called the Bunker Hill Basin.<sup>2</sup> General supply and policy information for these suppliers is presented in **Table 6**.

**Table 6. Supply and Policy Information of Water Service Providers**

SERVICE PROVIDER	# of Water Connections	Estimated Population Served	Estimated Annual Water Production /Use <sup>1</sup>	Policies Allow Service outside of boundaries	Imported Water Source	Imported Water Source amount
Muscoy Mutual Water Company	1,524	3,000	2,108 A.F	No	NA	NA
City of San Bernardino Municipal Water Department <sup>2</sup>	-	140,000	43,392 A.F.	No	NA	NA

[<sup>1</sup>] Annual estimate

[<sup>2</sup>] Data is for the entire San Bernardino M.W.D.

Those private residents who have their own on-site methods such as wells are very dependent on the amount of rainfall as their sources are recharged annually by winter rains. The yield from these sources will vary dependent on drought and/or wet year conditions. The geologic conditions in this area provide for a fairly reliable source of groundwater for the existing usage. When emergency supplies are necessary (i.e. due to pump failure, etc.) the Mutual Water Company has the option of buying water from another water purveyor.

#### **B. Regional Water Setting**

Most of the water that serves Muscoy comes from a natural underground aquifer called the Bunker Hill Groundwater Basin. The Bunker Hill basin is located at the top of the Santa Ana River Watershed and receives all the surface water runoff from the headwaters of the Santa Ana River, Mill Creek, and a portion from the Lytle Creek area. It encompasses approximately 89,600 acres. Once past the Bunker Hill Basin, the Santa Ana River continues to flow southwesterly for approximately 60 miles until it reaches the Pacific Ocean. The Bunker Hill Basin is bounded on the northwest by the San Gabriel Mountains, on the northeast by the San Bernardino Mountains, on the south by the Crafton Hills and the Badlands, and on the southwest by a low east-facing escarpment produced by the San Jacinto fault.

The Bunker Hill Basin was formed by ancient earthquakes that tilted huge portions of the bedrock deep under the surface of the Earth to form the sides and bottom of the Basin. These bedrock formations prevent the ground water from flowing away underground to the Pacific Ocean. Rain and melting snow from the local mountains replaces the water taken out of the Basin, replenishing the water supply. This water percolates through the ground to be captured and stored in the aquifer. It is estimated there is as much as 1.6 trillion gallons of water in the basin.

<sup>2</sup> City of San Bernardino Municipal Water Department web page



### **C. Wastewater**

The entire Muscoy community area has been developed with septic tanks and leachfield systems. There are an unknown number of private systems as some properties may have multiple systems. Sewer service is available in some of the adjacent portions of the City of San Bernardino.

The Muscoy Community Plan Area is located within the Santa Ana River Basin and is regulated by the Santa Ana Regional Water Quality Control Board. The regulating document for this region is the Santa Ana River Basin Water Quality Control Plan.

Current regulations for a new residential development using an on-site septic tank or subsurface leaching/percolation system require a minimum lot size of one-half acre (average gross) per dwelling unit. This minimum lot size requirement does not apply to existing developments where a subsurface disposal system had been installed prior to September 7, 1989. Replacement of an existing disposal system is exempt under certain conditions.

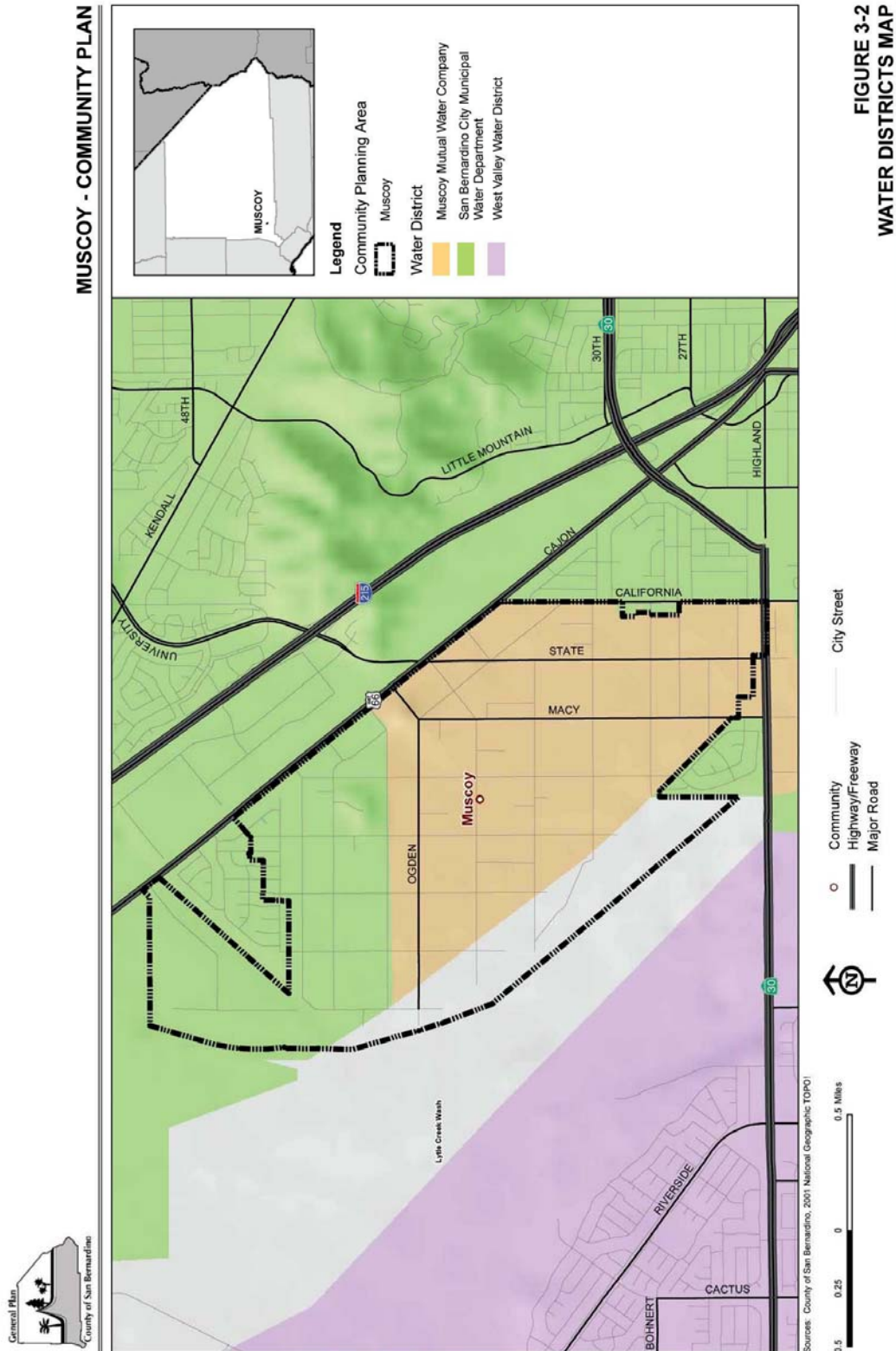
For industrial or commercial developments proposing to utilize subsurface disposal systems, the wastewater flow for each one-half acre may not exceed 300 gallons per day. In line with these requirements, the County of San Bernardino Division of Environmental Health limits developments to two septic systems per acre.

There is one City of San Bernardino sewer main that transverses the planning area, however it is understood that only the local schools and a few private residences are serviced by this line.

### **D. Solid Waste**

Residents voiced concerns with the reoccurrence of illegal dumping in their community. They explained that many people are not aware of free dump days offered at County landfills, which would allow them to avoid the dump fee. The County has recently instituted mandatory refuse collection, which is expected to reduce illegal dumping.

[This page intentionally left blank]



[This page intentionally left blank]



### M3.5 GOALS AND POLICIES – INFRASTRUCTURE

<b>Goal M/CI 3.</b>	<b>Ensure adequate water sources and associated infrastructure to serve the needs of existing and future water users in the Muscoy Community Plan area.</b>
---------------------	---

#### Policies

M/CI 3.1 Support efforts to continue and improve cooperation and communication among water providers and the County in addressing water related issues.

M/CI 3.2 Through the development review process, permit new development only when adequate water supply is existing or can be assured.

<b>Goal M/CI 4.</b>	<b>Encourage property maintenance and enhancement of community aesthetics by the promotion of water and soil conservation, recycling and proper waste disposal.</b>
---------------------	---

#### Policies

M/CI 4.1 The County Land Use Services Department shall promote water and soil conservation through a variety of measures:

- A. Encourage drought tolerant landscaping in order to reduce watering needs.
- B. Promote use of water efficient irrigation practices for all landscaped areas.
- C. Minimize the use of turf areas in commercial landscape.
- D. Encourage soil conservation methods for weed abatement that also limit fugitive dust.

M/CI 4.2 The County Solid Waste Management Division shall continue to provide educational programs regarding locations, days and hours of operation, recycling, free dump days and other useful information that will keep the public informed on proper solid waste disposal.

[This page intentionally left blank]

## 4 HOUSING

[See the Housing Element of the General Plan]

[This page intentionally left blank]

## 5 NOISE

[See the Noise Element of the General Plan]

[This page intentionally left blank]

## 6 OPEN SPACE

### M6.1 INTRODUCTION

There are various categories of open space. Within the plan area, agricultural and animal raising uses and large lot single family development contribute to the feeling of openness within the community. Preservation of the area's open space is an important issue articulated by residents of the Muscoy community and will be increasingly important as population growth increases the amount of development and recreational demands in the area.

#### A. Recreation and Parks

The Muscoy community plan area is located approximately 4 miles from the San Bernardino National Forest boundary and is just east of the Cajon/Lytle Creek Wash. The National Forest offers many recreational opportunities such as hiking, biking, and camping. The Blake Street Park is the only public park in the community plan area. The Glen Helen Regional Park is approximately 5 miles north of the community.

#### B. Trails

Although the Muscoy community plan area does not contain formal trails, the Cajon/Lytle Creek Wash is used informally as a trail area. Equestrian activities are a common recreational pastime within the community and community input along with future growth patterns indicates a need for continuing the development of recreational trails for pedestrian and equestrian use. The trail network should provide access to open space and recreation areas.

The San Bernardino County Trails and Greenways Committee is a public committee appointed by the County Board of Supervisors that is currently working with the Regional Parks Advisory Commission and Regional Parks Division in an effort to develop and maintain a system of public trails for hiking, bicycling and horseback riding and other public greenways throughout the entire county. More specifically the committee was charged with advising the Regional Parks Advisory Commission and Regional Parks Division on all matters relating to the location, development, maintenance and promotion of trails and greenways, recommending a system of mitigating measures to ensure that the location of trails will be compatible with and sensitive to other authorized land uses such as wildlife corridors, wetlands and points of historical significance, and making recommendations regarding acquisitions, easements and leases for trail rights of way and greenway purchases.

### M6.2 GOALS AND POLICIES

<b>Goal M/OS 1.</b>	<b>Develop parks and recreation facilities to meet the recreational needs of the community.</b>
---------------------	---

#### **Policies**

M/OS 1.1	The County, in coordination with the community, shall establish priorities and identify opportunities for park development and establish a park and recreation plan for the Muscoy Community.
----------	---

- M/OS 1.2 Encourage the development of recreational facilities within the community such as swimming pools, athletic facilities and community centers.

<b>Goal M/OS 2.</b>	<b>Maintain the rural, open character of the community.</b>
---------------------	---

**Policies**

- M/OS 2.1 Maintain large lot sizes by requiring a minimum of one (1) acre in a significant portion of the community to maintain a visually open landscape.
- M/OS 2.2 Removal of vegetation should be minimized and in the landscaping of individual sites, tree planting and/or revegetation with drought tolerant plants shall be encouraged.
- M/OS 2.3 Encourage and educate the public to maintain properties in a fire-safe manner that minimizes fugitive dust.

<b>Goal M/OS 3.</b>	<b>Establish an efficient and safe network of public equestrian, bicycling, and hiking trails.</b>
---------------------	--

**Policies**

- M/OS 3.1 Support coordination between the community and the San Bernardino County Trails and Greenways Committee in their effort to develop and maintain a system of public trails for hiking, bicycling and horseback riding. Particular attention shall be given to providing safe and convenient travel by foot and horseback and where feasible connecting the system of local trails to recreational and open areas such as local parks and Lytle Creek Wash.
- M/OS 3.2 Require dedication of public easements for trails as a condition of approval of development projects to facilitate community wide pedestrian/equestrian accessibility.
- M/OS 3.3 Ensure the safety of trail users by providing designated trail crossings on major roadways and appropriate directional and identification signage.
- M/OS 3.4 Encourage property owners and new developments to allow access to the Cajon/Lytle Creek wash for trails.



## 7 CONSERVATION

[See the Conservation Element of the General Plan]

[This page intentionally left blank]

## 8 SAFETY

### M8.1 INTRODUCTION

Fire protection and emergency services are among the most crucial of community needs in Muscoy. Residents' primary concerns regarding safety in their community revolve around fire protection and the need for improved evacuation routes. The quality of life within the community is dependent on the adequacy of these services.

#### A. Fire Services

Due to the generally dry nature of the Cajon Creek Wash west of Muscoy, fire hazard severity is high along the northwest border of the community plan area. Fire threat is moderate in the developed areas at the center, while it is high and very high along the outer edges.

Fire protection services are provided by the Central Valley Fire Protection District within the Muscoy Community Plan Area (see Figure 8-1). The District provides fire suppression, prevention, weed abatement, emergency, and rescue services. The SBCFD provides administration and support for the fire districts and other services such as hazardous materials regulation, dispatch communications and disaster preparedness. The Fire Department provides services through the Valley Division of the department.<sup>3</sup>

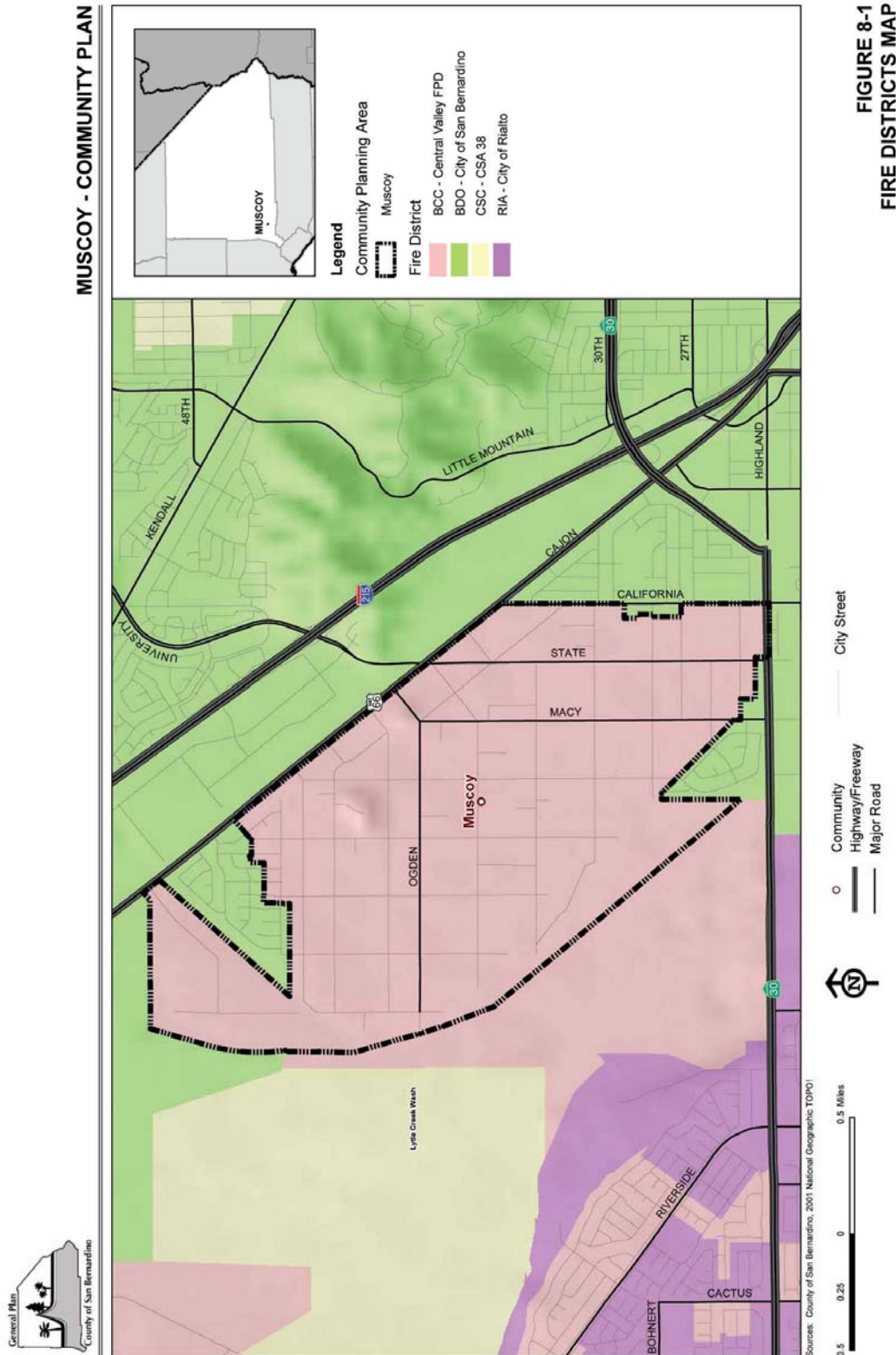
There is one fire station located within the Muscoy community: Station 75 located at 2156 Darby (see Figure 8-2). The services it provides are listed in Table 7. Other agencies providing fire protection services and/or fire related information for the Muscoy Community Plan Area include the California Department of Forestry and Fire Protection (CDF).

**Table 7: Fire Stations**

<b>Fire Station</b>	<b>Fire District/ Agency</b>	<b>Area Served</b>	<b>Equipment</b>	<b>Personnel (number and title)</b>	<b>EMT Response Capabilities</b>	<b>Availability of Ambulance services</b>	<b>Nearest Medical Facility</b>
Station 75	Central Valley Fire Protection District, SB CFD	Community of Muscoy and Unincorporated areas of San Bernardino	Engine 75-24/7 or Brush 75-24/7, Paid Call Firefighters (PCF) Engine 1	1 Captain 24/7, 1 Engineer 24/7, 1 Firefighter 24/7	3 EMT 24/7	Ambulance Service (AMR)	San Bernardino Community Hospital

<sup>3</sup> More details on the Valley Division of the SBCFD can be found in the Safety Background Report of the General Plan.

[This page left intentionally blank]



[This page intentionally left blank]

MUSCOY - COMMUNITY PLAN



FIGURE 8-2  
FIRE STATIONS MAP

[This page intentionally left blank]



**B. Evacuation Routes**

Within the Plan Area, there are no designated evacuation routes. The I-215 Freeway and SR-210 have been designated as potential evacuation routes in the existing General Plan. Specific evacuation routes will be designated during an emergency, as and when the need arises, in accordance with the evacuation procedures contained within the County Emergency Management Plan.

**C. Law Enforcement**

Residents of Muscoy expressed concerns regarding the lack of adequate law and code enforcement within their community. They believe that the lack of police presence, and the slow response time when calls for police support are made, contribute to problems in the area. The nearest police station is the Communications Center Aviation Division located in Rialto, and the nearest patrol station is the Fontana Station. To combat the concerns, the residents believe that law and code enforcement services within the area should be increased.

**M8.2 GOALS AND POLICIES – SAFETY**

<b>Goal M/S 1.</b>	<b>Provide adequate fire safety measures to protect residents of the Muscoy Community Plan Area.</b>
--------------------	--

**Policies**

M/S 1.1	The County and appropriate Fire Protection agencies shall work together to ensure that there is continued evaluation and consideration of the fire protection and fire service needs of the community commensurate with population growth.
---------	--

<b>Goal M/S 2.</b>	<b>Ensure that emergency evacuation routes will adequately evacuate all residents and visitors in the event of a natural disaster.</b>
--------------------	--

**Policies**

M/S 2.1	Work with Caltrans and the City to ensure that an adequate road system and proper access are provided to ensure safe and efficient evacuation for residents of the community plan area.
---------	---

<b>Goal M/S 3.</b>	<b>Ensure a safe living and working environment for residents of Muscoy by providing adequate law enforcement and code enforcement services.</b>
--------------------	--

**Policies**

M/S 3.1	The Sheriff's Department shall assess the level of crime, response times, and overall law enforcement services provided to the community, and shall investigate the feasibility of improving the level of law enforcement services to the community.
---------	--

M/S 3.2      Improve code enforcement within the plan area, recognizing that enforcement actions are initiated on a complaint basis.

## 9 ECONOMIC DEVELOPMENT

### M9.1 INTRODUCTION

As has been repeated throughout this community plan, one of the most important goals of the Muscoy Community is to protect the rural character. Muscoy is primarily a residential community. Most residents commute outside of the community plan area for work and for their shopping needs.

In input gathered from Muscoy residents, there was a desire to promote local job opportunities while also maintaining the character of the community. It will be important to ensure that future development protects and enhances the character while also responding to the need for local economic growth.

### M9.2 GOALS AND POLICIES

It is important to note that some of the key issues and concerns identified in Section 9.2 are also addressed in other elements of the Community Plan.

<b>Goal M/ED 1.</b>	<b>Promote economic development that is compatible with the character of the Muscoy community.</b>
---------------------	--

#### Policies

- |          |   |
|----------|---|
| M/ED 1.1 | Support commercial and light industrial developments that are of a size and scale that complement the natural setting, are compatible with surrounding development and enhances the rural residential character.  |
| M/ED 1.2 | Promote the expansion of home-based businesses within the plan area. This may be accomplished during the subsequent Development Code update. The County Land Use Services Department shall explore alternative provisions for home occupations that are compatible with the character of the plan area. This may allow for relief from certain requirements in the event that the business will provide an overall benefit or needed service to the community and that the use is compatible and/or adequately buffered from adjacent uses. |

[This page intentionally left blank]

## 10 UNIQUE DEVELOPMENT STANDARDS

### M10.1 REFERENCE

[Cross-reference those unique development standards incorporated into the Development Code that are unique to the individual Community Plan area]

Minimum lot size requirements – M/LU 1.5

Home-based businesses – M ED 1.2

[This page intentionally left blank]

## APPENDIX IMPLEMENTATION SCHEDULE

\*The implementation status of some policies is unknown as they are contingent upon funding, as approved on an annual basis by the Board of Supervisors.

<u>POLICY</u>		<u>RESPONSIBLE AGENCY/ DEPARTMENT</u>	<u>STATUS</u>
<b>Land Use</b>			
M/LU 1.1	Require strict adherence to the Land Use Policy Map unless proposed changes are clearly demonstrated to be consistent with the community character.	Land Use Services Department	Ongoing
M/LU 1.2	<p>In recognition of the communities' desire to preserve the rural character of the community, projects that propose to increase the density of residential land uses or provide additional commercial land use zones within the plan area should only be considered if the following findings can be made:</p> <ul style="list-style-type: none"> <li>i. That the change will be consistent with the community character. In determining consistency the entire General Plan and all elements of the Community Plan shall be reviewed.</li> <li>ii. That the change is compatible with surrounding uses, and will provide for a logical transition in the plan area's development. One way to accomplish this is to incorporate planned development concepts in the design of projects proposed in the area.</li> <li>iii. That the change shall not degrade the level of services provided in the area, and that there is adequate infrastructure to serve the additional development that could occur as a result of the change. Densities should not be increased unless there are existing, or assured services and infrastructure, including but not limited to water, wastewater, circulation, police, and fire, to</li> </ul>	Land Use Services Department	Ongoing

	accommodate the increased densities.		
M/LU 1.3	Support agricultural uses and animal raising activities that ensure the continuation of an important lifestyle in the Community Plan area by providing for increased animal densities and neighborhood oriented agricultural as permitted uses.	Land Use Services Department	Ongoing
M/LU 1.4	Retain the Single-Family Residential zoning with one acre minimum lot size (RS-1) in the majority of the community.	Land Use Services Department	Ongoing
M/LU 1.5	When more intensive development is proposed adjacent developed large lots, then the new development shall be required to provide adequate buffering, so that compatibility between rural residential uses and more urban uses may be maintained.	Land Use Services Department	Ongoing
M/LU 2.1	Commercial uses and commercial zoning districts within the community shall be of small scale, as needed to provide goods and services to residents and travelers.	Land Use Services Department	Ongoing
M/ LU 2.2	Commercial development shall be compatible with the rural environment and shall protect the quality of residential living.	Land Use Services Department	Ongoing
M/LU 2.3	Cajon Boulevard and Short Street shall remain the only locations to provide higher intensity General Commercial (CG) and Service Commercial (CS) as currently exists.	Land Use Services Department	Ongoing
M/LU 2.4	The use of Neighborhood Commercial (CN) or Special Development – Commercial (SD-COM) shall be the primary commercial zoning districts used within the community plan boundaries on streets other than Cajon Boulevard and Short Street.	Land Use Services Department	Ongoing
M/LU 2.5	Commercial land use districts shall be located on heavily-traveled streets such as Highland Avenue, Cajon Boulevard, and State Street, so that traffic is minimized through residential areas.	Land Use Services Department	Ongoing
M/LU 2.6	More intensive and higher density uses, including regional-scale commercial uses, shall be located in proximity to	Land Use Services Department	Ongoing



## APPENDIX



	existing infrastructure or regional arterial roads.		
M/LU 2.7	Control access points on State Street by requiring development blocks of no less than five (5) acres.	Land Use Services Department	Ongoing
<b>Circulation</b>			
M/CI 1.1	The County shall ensure that all new development proposals do not degrade Levels of Service (LOS) on State Routes and Major Arterials below LOS C during non-peak hours or below LOS E during peak-hours	Land Use Services Department, Public Works Department	Ongoing
M/CI 1.2	Preserve the rural character by discouraging required urban-scale improvements such as sidewalks, curbs, gutters and street lighting where the public health, safety and welfare are not endangered.	Public Works Department, Land Use Services Department	Ongoing
M/CI 1.3	Street lighting shall be shielded downward and shall only be on well traveled roads and as necessary to meet the safety standards.	Public Works Department	Ongoing
M/CI 1.4	Prior to improvement of State Street to its ultimate 104 foot right of way, the Public Works Department shall study and determine if there is a need to construct cul-de-sacs on the following roadways at their intersection with State Street: A. Blake B. Mallory C. Porter D. Adams	Public Works Department	Ongoing
M/CI 1.5	The County Public Works Department shall continue to work with the City of San Bernardino and SANBAG to provide needed improvements at the intersection of Cajon Boulevard, State Street, and the railroad crossing. The County shall support the construction of intersection improvements either prior to or concurrent with any improvements or roadway widening in State Street.	Public Works Department	Ongoing
M/CI 2.1	Where feasible, provide alternative modes of travel (i.e. pedestrian, bicycle, and equestrian trails) by using right-of-	Public Works Department	Ongoing

	way not needed for road construction for bicycle, pedestrian and equestrian trails concurrent with road widening and improvements.		
M/CI 2.2	The County shall dedicate right-of-way for equestrian/pedestrian trails concurrent with any road widening or street improvements.	Public Works Department	Ongoing
M/CI 2.3	Where feasible, separate equestrian/pedestrian traffic from vehicular traffic on major roadways to protect the safety of trail users.	Public Works Department	Ongoing
M/CI 2.4	Where equestrian and multi-purpose trails are established, proper signage shall be installed for safety and directional purposes.	Public Works Department	Ongoing
<b>Infrastructure</b>			
M/CI 3.1	Support efforts to continue and improve cooperation and communication among water providers and the County in addressing water related issues.		Ongoing
M/CI 3.2	Through the development review process, permit new development only when adequate water supply is existing or can be assured.	Land Use Services Department	Ongoing
M/CI 4.1	The County Land Use Services Department shall promote water and soil conservation through a variety of measures: A. Encourage drought tolerant landscaping in order to reduce watering needs. B. Promote use of water efficient irrigation practices for all landscaped areas. C. Minimize the use of turf areas in commercial landscape. D. Encourage soil conservation methods for weed abatement that also limit fugitive dust.	Land Use Services Department	Ongoing
M/CI 4.2	The County Solid Waste Management Division shall continue to provide educational programs regarding locations, days and hours of operation, recycling, free dump days and other useful information that will keep the public informed on proper solid waste	Solid Waste Management	Ongoing

## APPENDIX



	disposal.		
<b>Open Space</b>			
M/OS 1.1	The County, in coordination with the community, shall establish priorities and identify opportunities for park development and establish a park and recreation plan for the Muscoy Community.	Regional Parks and Recreation Department	Ongoing
M/OS 1.2	Encourage the development of recreational facilities within the community such as, swimming pools, athletic facilities and community centers.	Regional Parks and Recreation Department	Ongoing
M/OS 2.1	Maintain large lot sizes by requiring a minimum of one (1) acre in a significant portion of the community to maintain a visually open landscape.	Land Use Services Department	Ongoing
M/OS 2.2	Removal of vegetation should be minimized and in the landscaping of individual sites, tree planting and/or revegetation with drought tolerant plants shall be encouraged.	Land Use Services Department	Ongoing
M/OS 2.3	Encourage and educate the public to maintain properties in a fire-safe manner that minimizes fugitive dust.	Land Use Services Department	Ongoing
M/OS 3.1	Support coordination between the community and the San Bernardino County Trails and Greenways Committee in their effort to develop and maintain a system of public trails for hiking, bicycling and horseback riding. Particular attention shall be given to providing safe and convenient travel by foot and horseback and where feasible connecting the system of local trails to recreational and open areas such as local parks and Lytle Creek Wash.		Ongoing
M/OS 3.2	Require dedication of public easements for trails as a condition of approval of development projects to facilitate community wide pedestrian/equestrian accessibility.	Land Use Services Department	Ongoing
M/OS 3.3	Ensure the safety of trail users by providing designated trail crossings on major roadways and appropriate directional and identification signage.	Public Works Department	Ongoing
M/OS 3.4	Encourage property owners and new developments to allow access to the	Land Use Services Department	Ongoing

Cajon/Lytle Creek wash for trails.			
<b>Safety</b>			
M/S 1.1	The County and appropriate Fire Protection agencies shall work together to ensure that there is continued evaluation and consideration of the fire protection and fire service needs of the community commensurate with population growth.	Fire Department	Ongoing
M/S 2.1	Work with Caltrans and the County to ensure that an adequate road system and proper access are provided to ensure safe and efficient evacuation for residents and visitors of the community plan area.	Fire Department, Caltrans	Ongoing
M/S 3.1	The Sheriff's Department shall assess the level of crime, response times, and overall law enforcement services provided to the community, and shall investigate the feasibility of improving the level of law enforcement services to the community.	Sheriff's Department	Ongoing
M/S 3.2	Improve code enforcement within the plan area, recognizing that enforcement actions are initiated on a complaint basis.		Ongoing
<b>Economic Development</b>			
M/ED 1.1	Support commercial and light industrial developments that are of a size and scale that complement the natural setting, are compatible with surrounding development and enhances the rural residential character.	Land Use Services Department	Ongoing
M/ED 1.2	Promote the expansion of home-based businesses within the plan area. The County Land Use Services Department shall explore alternative provisions for home occupations that are compatible with the character of the plan area. This may allow for relief from certain requirements in the event that the business will provide an overall benefit or needed service to the community and that the use is compatible and/or adequately buffered from adjacent uses.	Land Use Services Department	Ongoing